



## **PLANNING DIRECTOR'S HEARING AGENDA**

**WEDNESDAY, APRIL 27, 2005**

9:00 a.m.  
City Council Chambers  
Room 205  
City Hall

801 North First Street  
San Jose, California

### **Hearing Officers**

**Jean Hamilton, AICP, Principal Planner**

**Susan Walton, Principal Planner**

**Plan Implementation Division  
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP  
Director Planning, Building, and Code Enforcement**

## NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

## NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **April 27, 2005**. My name is \_\_\_\_\_ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed.** The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

**Note:** If you have any agenda changes, please contact Larry Ng([larry.ng@sanjoseca.gov](mailto:larry.ng@sanjoseca.gov)).

## **AGENDA**

### **ORDER OF BUSINESS**

#### **1. DEFERRALS**

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

- a. PT04-089. Planned Development Tentative Map Permit to subdivide 1 parcel into 6 lots for single-family detached residential uses on a 0.421 gross acre site in the A Agricultural Zoning District, located at/on the south side of Murphy Avenue approximately 100 feet west of Deluca Drive (Silicon Valley Habitat For Humanity, Owner). Council District 4. SNI: None. CEQA: Exempt. **DEFER TO 5/11/05**

**The matter of deferrals is now closed.**

#### **2. CONSENT CALENDAR**

##### **NOTICE TO THE PUBLIC**

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **PD04-058. Planned Development Permit** to construct a 3,500 sq.ft. retail building at an existing shopping center on a 3.84 gross acres site in the A(PD) Planned Development Zoning District, located on the south side of Aborn Road 200 westerly of Capitol Expressway (1705 E CAPITOL EX) (Wri Golden State Llc, Owner). Council District 8. SNI: West Evergreen. CEQA: Exempt.
- b. **TR05-019. Tree Removal Permit** to remove three Redwood trees 96-112 inches in circumferenc on a 0.18 acre site in the R-1-5 Single-Family Residence Zoning District, located on the south side of Guadalajara Drive, approximately 140 feet westerly of Via Madero Drive (1540 Guadalajara Dr) (Su Kung Y And Huey-Ching L, Owner). Council District 10. CEQA: Exempt.
- c. The projects being considered are located on the south side of Mount Pleasant Road approximately 250 feet northerly of Marten Avenue (1795 MT PLEASANT RD), in the R-1-8 Single-Family Residence Zoning District (CALANDEV LLC, Owner; Calandev Stewart Fahmy, Developer). Council District 5. SNI: None. CEQA: Mitigated Negative Declaration.

1. **PD04-094. Planned Development Permit** to construct 6 single-family detached residences and remove 9 non-ordinance sized trees on a 0.73 gross acre site.
2. **PT04-126. Tentative Map Permit** to subdivide one parcel into six lots for single-family residential uses on a 0.73 gross acre site.

**The consent calendar is now closed.**

**3. PUBLIC HEARING**

- a. **TR05-007. Tree Removal Permit** to remove one Knobcone Pine tree 84-inches in circumference on a 0.14 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on 1759 Creek Drive (Miller, Robert and Catherine, Owner). Council District 6. CEQA: Exempt.

**This concludes the Planning Director's Hearing for April 27, 2005. Thank you.**

PLANNING DIRECTOR'S AGENDA ON THE WEB:  
<http://www.sanjoseca.gov/planning/hearings/index.htm>  
PUBLIC INFORMATION COUNTER  
(408) 277-4576 CITY OF SAN JOSE

**DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT  
PLANNING DIRECTOR'S HEARING**

**Synopsis of Staff Recommendations**

**April 20, 2005**

**PUBLIC HEARINGS**

**1. DEFERRALS**

None

**2. CONSENT CALENDAR**

- |     |                     |                         |
|-----|---------------------|-------------------------|
| a.  | <b>H05-005</b>      | <b>APPROVED</b>         |
| b.  | <b>SP05-006</b>     | <b>APPROVED</b>         |
| c.  | <b>SP05-002</b>     | <b>APPROVED</b>         |
| d.  | <b>PD04-076</b>     | <b>APPROVED</b>         |
| e.  | <b>PD05-014</b>     | <b>APPROVED</b>         |
| f.  | <b>TR05-004</b>     | <b>APPROVED</b>         |
| g.  | <b>H04-058</b>      | <b>APPROVED</b>         |
| h.  | <b>PDA73-003-01</b> | <b>APPROVED</b>         |
| i.1 | <b>PD04-083</b>     | <b>Defer to 5/11/05</b> |
| i.2 | <b>PT04-118</b>     | <b>Defer to 5/11/05</b> |

**3. PUBLIC HEARING**

None